REDMAN CASEY ESTATE AGENTS

123 Vicarage Road, Blackrod, Bolton, BL6 5AA

Offers In The Region Of £190,000

Two bedroom semi detached house, situated at the head of a small cul de sac in this very popular residential location. Close to local schools, shops, local amenities and easy access to country walks and outside area. Open plan lounge through diner into fitted kitchen, two generous double bedrooms and bathroom with three piece suite. This property benefits from gas central heating, double glazing, superb rear garden area with covered decking area off road parking, and garden shed. Viewing is highly recommended to appreciate all that is on offer and condition and position of this property.

- 2 Bedroom Semi Detached
- Feature Oak Staircase with Glass Inserts
- Cul De Sac Location
- EPC Rating D
- Open Plan Lounge/Diner/Kitchen
- 2 Generous Bedrooms
- Ideally Located for Access to School and Transport Links
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious two bedroom semi detached property ideally situated in this highly popular residential location. Close to both primary and secondary schools, local shops, and all local amenities. Blackrod still has a village feel and is conveniently placed for easy commute via M61 and Railway station. The property comprises:- Entrance hall, lounge, open plan into dining area and then into kitchen, to the upstairs there are two generous double bedrooms and a family bathroom. The outside has off road parking for one vehicle, to the front and to the rear is a fully enclosed garden with mature planting, patio seating and covered decking area. Benefitting from double glazing, gas central heating. This property is a must to view to appreciate the condition, location and all that is on offer.

Entrance Hall
Feature anthracite vertical radiator, laminate flooring, oak staircase to first floor landing with oak banister and glass insets, Composite double glazed entrance door, oak glazed door to:

Dining Area 11'1" x 6'10" (3.38m x 2.08m)
Laminate flooring, uPVC double glazed French doors to garden, open plan to:

Kitchen 14'5" x 5'6" (4.40m x 1.67m)
Fitted with a matching range of two tone pale grey base unit and light beige eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker with extractor hood over, uPVC double glazed window to front, laminate flooring.

Lounge 17'3" x 10'9" (5.27m x 3.28m)
UPVC double glazed window to front, uPVC double glazed window to rear, two radiators, laminate flooring.

Landing
UPVC frosted double glazed window to side, built-in storage cupboard, laminate flooring, access to loft space with plaster boarded walls power and light connected accessed via a pull down ladder, door to:

Bedroom 1 7'10" x 15'1" (2.40m x 4.60m)
UPVC double glazed window to front, radiator, laminate flooring, door to built-in over-stairs cupboard with wall mounted gas combination boiler serving heating system and domestic hot water.

Bedroom 2 9'2" x 11'6" (2.79m x 3.51m)
UPVC double glazed window to rear, radiator, door to:

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Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.

Outside
Front garden, driveway to the front with car parking space for car, enclosed by mature hedge side, paved pathway leading to front entrance door.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved patio, covered timber decking area, lawned area, raised area with timber garden shed, outside cold water tap, security and courtesy lighting, side gated access.

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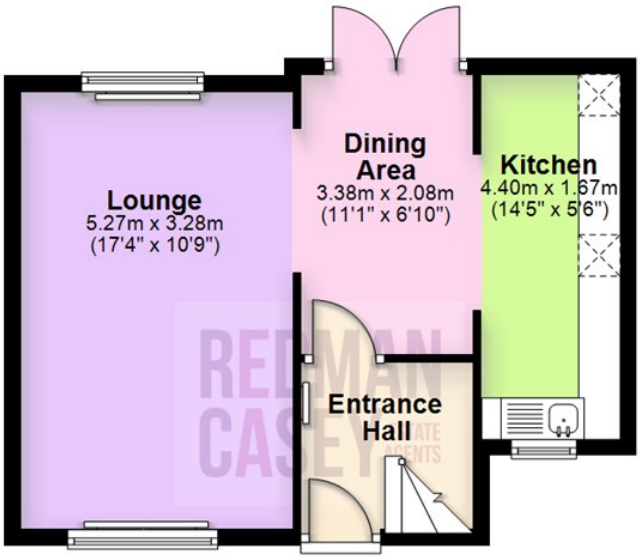
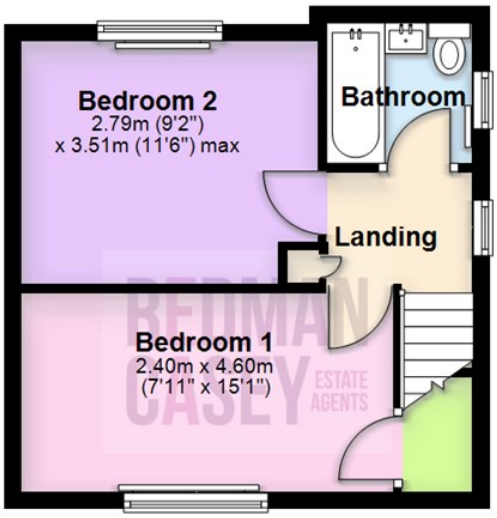
Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



First Floor

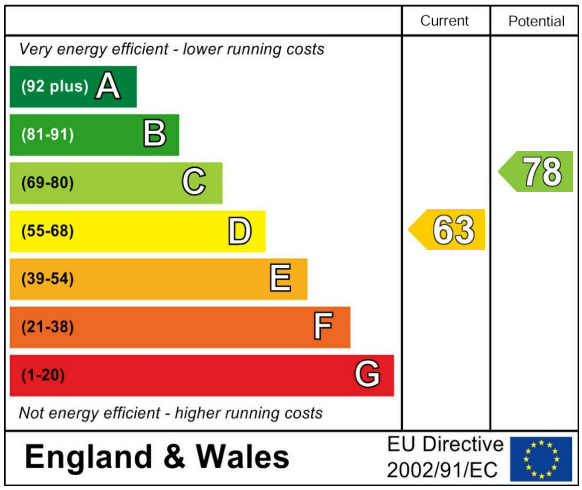
Approx. 29.9 sq. metres (322.2 sq. feet)



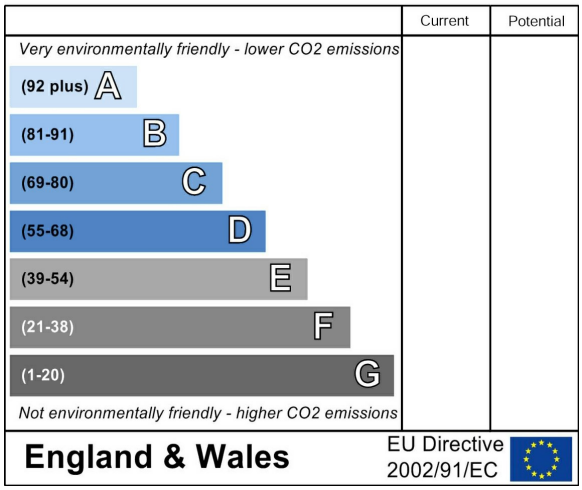
Total area: approx. 66.9 sq. metres (720.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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